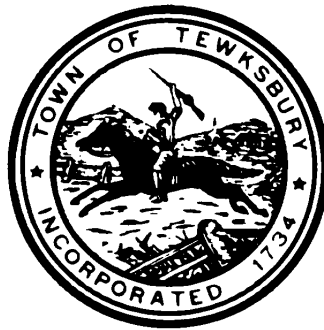


ANNUAL TOWN MEETING

**2022
WARRANT**



TOWN OF TEWKSBURY COMMONWEALTH OF MASSACHUSETTS

Finance Committee Public Hearing

March 30, 2022, 7:00 P.M.
Tewksbury Town Hall

Annual Town Meeting

May 2, 2022 7:30 P.M.
Tewksbury Memorial High School

Town of Tewksbury Website: <https://www.tewksbury-ma.gov>
Facebook: Town of Tewksbury **Twitter:** @TownofTewksbury

TOWN MEETING GUIDELINES

- ** Voters and Visitors shall have their identification ribbons conspicuously displayed.
- ** Visitors shall sit in the designated VISITORS SECTION unless they are assigned to a designated area.
- ** Standing at the doors or in the aisles inside the gymnasium or auditorium is prohibited.
- ** No one shall enter the gymnasium or auditorium while voting is in progress.
- ** Everyone shall be at a seat so as to allow the vote to be counted without hindrance.
- ** Collecting signatures upon petitions or nomination papers is prohibited in the building where the Town Meeting is being held.
- ** Food and beverages are not allowed in the gymnasium or auditorium as per order of the School Committee.
- ** Smoking is not allowed in the School Building or on School Property.
- ** To prevent active interference with the conduct of the Town Meeting, any person taping, videotaping or using any other means of sonic reproduction is assigned to the designated Press Table or the side aisle perimeters of the gymnasium or auditorium.

This meeting is being held at a site which is physically accessible to persons with disabilities.

For further information please call 978-640-4355.

CART services need to be requested as early as possible, as CART providers often fill their schedule 2-3 months in advance. Other reasonable accommodations for disability related needs will be provided upon request.

<u>Annual Town Meeting</u>	<u>Annual Town Meeting</u>	<u>Special Town Meeting</u>
MONDAY May 2, 2022 7:30 P.M.	WEDNESDAY May 4, 2022 7:30 P.M.	WEDNESDAY May 4, 2022 7:00 P.M.
<ul style="list-style-type: none">• Consent Calendar Articles• Annual Budget• Budget Related Articles• Personnel Bylaw Amendments• Town Bylaw Amendments• General Articles	<ul style="list-style-type: none">• Zoning Bylaw Amendments	

For more information about Town Meeting:

<https://www.tewksbury-ma.gov/town-clerk/pages/town-meeting-information>

FACEBOOK: Library: www.facebook.com/TewksburyLib

Tewksbury Farmers Market: www.facebook.com/pages/Tewksbury-Farmers-Market/1503117429909936

Town: www.facebook.com/pages/Town-of-Tewksbury/393895750722817

TWITTER: Library: @TewksburyLib Police: @TewksburyPD Tewksbury Farmers Market: @FarmerMkt Town: @TownofTewksbury

WEBSITE: Library's Website: www.tewksburypl.org/Pages/index Town's Website: www.tewksbury-ma.gov

Middlesex, s.s.

To any of the Constables of the Town of Tewksbury, in said County:

In the name of the Commonwealth of Massachusetts you are hereby directed to notify and warn the inhabitants of the Town of Tewksbury, qualified to vote in Town affairs, to meet and assemble at Tewksbury Memorial High School, 320 Pleasant Street, in said Tewksbury on Monday, May 2, 2022, at 7:30 p.m. to act on the following articles:

SECTION 1

ARTICLE 1

To choose all necessary Town Officers, by ballot, Two (2) members of the Board of Selectmen for three years; Two (2) members of the School Committee for three years; One (1) member of the Planning Board for three years; Two (2) members of the Board of Health for three years; Two (2) members of the Board of Library Trustees for three years; One (1) member of the Shawsheen Regional Technical High School Committee for three years; and One (1) Moderator for a one year unexpired term.

SECTION 2

Article 2	Elected Official Salaries	Elected Official Salaries
Article 3	Consent Calendar	Consent Calendar
Article 4	Budget Related	Fiscal Year 2023 Budget
Article 5	Budget Related	Sewer Enterprise Budget
Article 6	Budget Related	Water Enterprise Budget
Article 7	Budget Related	Stormwater Enterprise Budget
Article 8	Budget Related	Cable TV Enterprise Budget
Article 9	Budget Related	Transfer \$1,635,185 from Stabilization Fund for Town Capital Equipment and Projects
Article 10	Budget Related	Transfer \$985,000 from Sewer Enterprise Fund Retained Earnings for Sewer System Improvements and Vehicle
Article 11	Budget Related	Transfer \$2,070,000 from Water Enterprise Fund Retained Earnings for Water System Improvements, Projects and Vehicles
Article 12	Budget Related	Authorize the borrowing of \$1,800,000 within the Water Enterprise Fund for Astle Street Water Tank Improvements
Article 13	Budget Related	Transfer \$44,833 to reduce Town Exempt Debt Principal
Article 14	Budget Related	To Appropriate and Transfer the Sum of \$30,000 from the Tewksbury Community Preservation Undesignated Reserve for the purpose of new benches at the Town Common
Article 15	Budget Related	To Appropriate and Transfer the Sum of \$157,000 from the Tewksbury Community Preservation Undesignated Reserve for the purpose of purchasing equipment and upgrading the Skate Park Saunders Recreation Complex.

Article 16	Budget Related	To Appropriate and Transfer the Sum of \$35,000 from the Tewksbury Community Preservation Undesignated Reserve for the purpose of new bleachers at the football field at Saunders Recreation Complex.
Article 17	Budget Related	Transfer \$25,000 from Overlay Surplus to fund the Senior and Veterans' Tax Relief Work Program
Article 18	Budget Related	Fiscal Year 2023 Affordable Housing Trust Fund Allocation Plan
Article 19	Budget Related	To Appropriate or Reserve from the Tewksbury Community Preservation Fund Annual Revenues
Article 20	Budget Related	Home Rule petition Increase Exemptions for eligible Seniors
Article 21	Budget Related	Home Rule Petition Increase Exemptions for eligible Veterans
Article 22	Budget Related	Authorize Board of Selectmen to accept a new Easement
Article 23	Budget Related	Authorize Board of Selectmen to terminate a Sewer Easement
Article 24	Citizens Petition	Amend Overnight Parking By-Law

SECTION 2

ARTICLE 2

To see if the Town will vote to fix the salaries of several elected officials for the Fiscal Year 2023.

	<u>FY22 Budgeted</u>	<u>FY23 Requested</u>
<u>BOARD OF HEALTH</u>		
Chairman	405	405
Members (4)	315	315
<u>MODERATOR</u>		
	450	450
<u>PLANNING BOARD</u>		
Chairman	1080	1080
Members (4)	765	765
<u>SCHOOL COMMITTEE</u>		
Chairman	2700	2700
Members (4)	2250	2250
<u>SELECTMEN</u>		
Chairman	5400	5400
Members (4)	4500	4500

Town Manager

Executive Summary: The purpose of the article is to fix the salaries of certain elected Town officials.

ARTICLE 3

The Moderator will call out the number of the Articles, one by one. If a voter objects to any particular Article being included in the Consent Calendar, he/she should say the word “HOLD” when the number is called. The Article is then removed from the Consent Calendar and restored to its original numbered place in the warrant, to be acted upon, debated and voted in the usual manner. After calling of the individual items in the Consent Calendar, the Moderator shall ask that the voters pass all the remaining items as a unit.

ARTICLE 3-25	Accept the Annual Report
ARTICLE 3-26	Lease/Purchase Agreements
ARTICLE 3-27	Authorize Chapter 90 Funds
ARTICLE 3-28	Reauthorize Revolving Funds

ARTICLE 3-25

To hear and act upon reports of the various Town Officers; or take any action relative thereto.

Town Manager

Executive Summary: The purpose of the article is to accept the report of various Town Officers; which are in the 2022 Town Report located on the Town’s Website (<https://www.tewksbury-ma.gov/510/Annual-Town-Reports>)

ARTICLE 3-26

To see if the Town will vote to authorize the Town Manager to enter into Lease/Purchase Agreements up to five (5) years to purchase equipment for Town Departments. Said contracts shall be subject to annual appropriations; or take any action relative thereto.

Town Manager

Executive Summary: This article is acted on annually and allows the Town Manager to lease/purchase equipment for various Town Departments subject to an annual appropriation.

ARTICLE 3-27

To see if the Town will vote: (1) to appropriate a sum of money to survey, design and undertake repairs to roads and bridges under the provisions of Chapter 90 of the Massachusetts General Laws, and to obtain any material and/or services incidental thereto; (2) to authorize the Board of Selectmen to acquire easements in conjunction therewith by the purchase, gift, lease, eminent domain, or otherwise; (3) in furtherance of the project(s) to authorize the Board of Selectmen to apply for, accept and expend any federal, state and/or private grants without further appropriation thereof; and (4) to determine whether said appropriation shall be raised by transfer from available funds or by borrowing; or take any action relative thereto.

Town Manager

Executive Summary: Each year the state indicates the amount it will allot to cities and towns for sidewalk and roadwork under Chapter 90. This article authorizes the Town to spend these funds.

ARTICLE 3-28

To see if the Town will vote to authorize the expenditure caps under the provisions of Chapter 44 Section 53E½ of the Massachusetts General Laws; or take any action relative thereto.

TOWN OF TEWKSBURY FY2023 REVOLVING FUNDS EXPENDITURE CAPS

NAME	DEPARTMENT	PURPOSE	AUTHORIZATION	EXPENDITURE
Council on Aging	Council on Aging	Trips and Activities	Director, COA	\$250,000
Parks and Recreation	Parks and Recreation	Summer Program/Activities	Town Manager	\$200,000
Board of Health	Board of Health	Vaccines and Public Health Programs	Health Director	\$10,000
Traffic Signage	Dept. of Public Works	Purchase, Manufacture and Installation of Street and Traffic Signage, Including Pavement Markings	Dept. of Public Works Director	\$10,000
GIS	Community Development	Operate a Geographical Information System	Assistant Town Manager	\$75,000
Records Preservation	Town Clerk	Preservation and Safe Keeping of Historic Records	Town Clerk	\$20,000
Solid Waste, Recycling and Household Hazardous Waste	Town Manager	Solid Waste, Recycling and Household Hazardous Waste Operations and Programs and used toward the annual assessment of operation and maintenance for the post closure of the Sutton Brook landfill.	Town Manager	\$250,000
Hydrant Markers	Town Manager	Reimbursement of Damaged Markers and Donations to Install Markers	Town Manager	\$20,000
Energy Efficiency of Town & School Buildings, Equipment and Infrastructure	Town Manager	Rebates, Grants and Donations Generated from Energy Efficiency Projects (Commonwealth, Public Utilities and Others) and revenue from School and Town Electric Charging Stations	Town Manager	\$500,000
E-Billboards	Town Manager	Amounts received as fees from E-Billboards. Expenditures of the fund shall be authorized by the Town Manager or his/her designee for sidewalk maintenance, installation, and reconstruction.	Town Manager	\$200,000

Town Manager

Executive Summary: This article authorizes the Fiscal Year 2023 expenditure caps on the Town's self-sufficient revolving fund accounts for the items listed above in the Town of Tewksbury. This article is in addition to the article which establishes the Revolving Funds through a General Bylaw in accordance with recent changes to Massachusetts General Laws Chapter 44 Section 53E½ by the Act to Modernize Municipal Finance and Government.

ARTICLE 5

To see if the Town will vote to raise and appropriate and transfer from available funds a sum of \$6,850,979 to be expended by the Town Manager to operate the Sewer Enterprise Fund; or take any other action relative thereto.

**TOWN OF TEWKSBURY
SEWER ENTERPRISE FUND
FISCAL YEAR 2023 PROPOSED BUDGET**

<u>Direct Expenses</u>	<u>FY21 Expended</u>	<u>FY22 Approved</u>	<u>FY23 Recommended</u>	<u>Inc(Dec)</u>
Salaries	381,879	423,487	383,366	(40,121)
Expenses	469,247	419,708	426,760	7,052
Capital Outlay	-	-	-	-
Lowell Sewer	1,350,000	1,453,000	1,508,970	55,970
Reserve Fund	-	60,000	60,000	-
Occupational Health	10,000	10,000	10,000	-
Other Post Employment Benefits	38,785	38,785	38,785	-
Debt	3,652,038	3,712,623	3,703,896	(8,727)
Subtotal	5,901,950	6,117,603	6,131,777	14,174
				-
<u>Indirect Expenses</u>				
Town Manager	9,886	9,886	10,356	470
Accounting	10,049	10,049	10,597	548
Computer Services	1,828	1,828	2,588	760
Treasurer/Collector	32,846	32,846	35,150	2,304
Human Resources	1,909	1,909	2,085	176
Dept. of Public Works	387,392	387,392	407,293	19,901
Group Insurance	132,241	132,241	127,887	(4,354)
Retirement	80,323	80,323	86,065	5,742
Medicare	6,126	6,126	8,660	2,534
Property and Liability Insurance	25,301	25,301	28,521	3,220
Subtotal	687,901	687,901	719,202	31,301
<u>Capital Expenditures</u>	-	-	-	-
Total Appropriation	6,589,851	6,805,504	6,850,979	45,475
				-
<u>Projected Sewer Revenue</u>	<u>FY21 Collected</u>	<u>FY22 Projected</u>	<u>FY23 Projected</u>	<u>Inc(Dec)</u>
User Fees	6,539,401	5,527,583	5,736,581	208,998
All Sewer Liens/Interest/Fees	295,382	8,409	8,494	85
Connection Fees	127,500	250,000	250,000	-
All Other	112,029	125,000	125,000	-
Retained Earnings	795,439	900,000	750,000	(150,000)
Transfer From General Fund	-	-	-	-
Total Revenue	7,869,751	6,810,992	6,870,075	59,083
				-
Operating Deficit/Surplus	1,279,901	5,488	19,096	13,608

Town Manager

Executive Summary: The purpose of this article is to fund the Sewer Enterprise Fund for Fiscal Year 2023.

ARTICLE 6

To see if the Town will vote to raise and appropriate a sum of \$7,553,375 to be expended by the Town Manager to operate the Water Enterprise Fund; or take any action relative thereto.

TOWN OF TEWKSBURY WATER ENTERPRISE FUND FISCAL YEAR 2023 PROPOSED BUDGET

	<u>FY21 Expended</u>	<u>FY22 Approved</u>	<u>FY23 Recommended</u>	<u>Inc(Dec)</u>
Salaries	1,537,971	1,750,460	1,742,240	(8,220)
Expenses	1,777,693	1,512,958	1,596,329	83,371
Capital Outlay	-	-	-	-
Reserve Fund	-	25,000	25,000	-
Occupational Health	-	20,000	20,000	-
Other Post Employment Benefits	163,947	163,947	163,947	-
Debt	<u>2,501,081</u>	<u>2,676,771</u>	<u>2,573,702</u>	<u>(103,069)</u>
Subtotal	5,980,691	6,149,136	6,121,218	(27,919)
<u>Indirect Expenses</u>				
Town Manager	9,886	9,886	10,356	470
Accounting	9,880	10,049	10,597	548
Computer Services	1,810	1,828	2,588	760
Treasurer/Collector	33,468	32,846	35,150	2,304
Human Resources	1,683	1,909	2,085	176
Dept. of Public Works	388,042	392,701	410,516	17,815
Group Insurance	330,668	358,286	368,885	10,599
Retirement	453,004	433,124	464,408	31,284
Medicare	19,764	21,990	24,511	2,521
Property and Liability	<u>70,762</u>	<u>90,939</u>	<u>103,061</u>	<u>12,122</u>
Subtotal	1,318,967	1,353,558	1,432,157	78,599
<u>Capital Expenditures</u>	-	-	-	-
Total Appropriation	7,299,658	7,502,694	7,553,375	50,680
<u>Projected Water Revenue</u>				
User Fees	8,347,270	6,945,455	7,015,683	70,228
Water Liens	380,124	400,000	400,000	-
All Other Fees	340,523	150,000	150,000	-
Investment Income	<u>-</u>	<u>10,000</u>	<u>10,000</u>	<u>-</u>
Total Revenue	9,067,916	7,505,455	7,575,683	70,228
Operating Deficit/Surplus	1,768,258	2,760	22,308	19,548

Town Manager

Executive Summary: The purpose of this article is to fund the Water Enterprise Fund for Fiscal Year 2023.

ARTICLE 7

To see if the Town will vote to raise and appropriate a sum of \$1,118,910 to be expended by the Town Manager to operate the Stormwater Enterprise Fund; or take any action relative thereto.

**TOWN OF TEWKSBURY
STORMWATER ENTERPRISE FUND
FISCAL YEAR 2023 PROPOSED BUDGET**

<u>Direct Expenses</u>	<u>FY21 Expended</u>	<u>FY22 Approved</u>	<u>FY23 Recommended</u>	<u>Inc(Dec)</u>
Salaries	-	-	-	-
Expenses	596,616	637,410	593,910	(43,500)
Capital Outlay	-	-	-	-
Reserve Fund	-	25,000	25,000	-
Subtotal	596,616	662,410	618,910	(43,500)
				-
<u>Indirect Expenses</u>				
Subtotal	-	-	-	-
 Capital Expenditures	 500,000	 515,000	 500,000	 (15,000)
 Total Appropriation	 1,096,616	 1,177,410	 1,118,910	 (58,500)
				-
<u>Projected Stormwater Revenue</u>	<u>FY21 Collected</u>	<u>FY22 Projected</u>	<u>FY23 Projected</u>	<u>Inc(Dec)</u>
User Fees	1,131,436	1,190,700	1,139,307	(51,393)
Total Revenue	1,131,436	1,190,700	1,139,307	(51,393)
				-
Operating Deficit/Surplus	34,820	13,290	20,397	7,107

Town Manager

Executive Summary: The purpose of this article is to fund the Stormwater Enterprise Fund for Fiscal Year 2023.

ARTICLE 8

To see if the Town will vote to raise and appropriate a sum of \$581,232 to be expended by the Town Manager to operate the Cable TV Enterprise Fund; or take any action relative thereto.

**TOWN OF TEWKSBURY
CABLE TV ENTERPRISE FUND
FISCAL YEAR 2023 PROPOSED BUDGET**

<u>Direct Expenses</u>	<u>FY21 Expended</u>	<u>FY22 Approved</u>	<u>FY23 Recommended</u>	<u>Inc(Dec)</u>
Salaries	154,311	180,764	188,478	7,714
Expenses	52,003	102,550	96,750	(5,800)
Capital Outlay	144,151	-	-	-
Reserve Fund	-	50,000	25,000	-
Occupational Health		3,000	3,000	-
Other Post Employment Benefits		6,200	6,200	-
Debt	-	-	-	-
Subtotal	350,466	342,514	319,428	(23,086)
<u>Indirect Expenses</u>				
Group Insurance	15,443	15,443	16,176	733
Retirement	11,940	12,550	13,445	895
Medicare	2,069	2,521	2,683	162
Property and Liability Insurance	-	-	-	-
Subtotal	29,452	30,514	32,304	1,790
<u>Capital Expenses</u>	-	174,200	229,500	55,300
Total Appropriation	379,918	547,228	581,232	34,004
<u>Projected Cable TV Revenue</u>	<u>FY21 Collected</u>	<u>FY22 Projected</u>	<u>FY23 Projected</u>	<u>Inc(Dec)</u>
Cable Franchise Fees	615,068	600,000	600,000	
All Other Fees	-	-	-	-
Total Revenue	615,068	600,000	600,000	-
<i>Operating Deficit/Surplus</i>	<i>235,151</i>	<i>52,772</i>	<i>18,768</i>	<i>(34,004)</i>

Town Manager

Executive Summary: The purpose of this article is to fund the Cable TV Enterprise Fund for Fiscal Year 2023.

ARTICLE 9

To see if the Town will vote to transfer from the Stabilization Fund a sum of \$1,635,185 to be expended by the Town Manager for the following purposes; or take any action relative thereto.

DPW

550 Class Dump Truck w/plow package	110,000
6 Wheel Dump Truck w/plow package	230,000
6-8 Yard sander (slide-in)	20,000
Aerial Lift Bucket Truck	215,000

Total DPW	575,000
------------------	----------------

Fire

New Fire Engine and Equipment	770,000
Renovation of South Fire Station	25,000

Total Fire	795,000
-------------------	----------------

Facilities and Grounds

Landscape Dump Truck with sander and plow package	135,185
Police Department Upgrades	130,000

Total Facilities and Grounds	265,185
-------------------------------------	----------------

Total	1,635,185
--------------	------------------

Town Manager

Executive Summary: This article allows the Town to utilize funds from the Stabilization Fund for Capital Equipment and Improvements and one-time expenditures.

ARTICLE 10

To see if the Town will vote to transfer the sum of \$985,000 from Sewer Enterprise Fund Retained Earnings to be expended by the Town Manager for various purposes; or take any action relative thereto.

Ford F-150	30,000
6-Wheel Dump Truck with plow package	115,000
Inflow and Infiltration Control	250,000
Pump Station Improvements	590,000
Total	985,000

Town Manager

Executive Summary: This article allows the Town to utilize funds from Sewer Retained Earnings for Capital Equipment and Improvements.

ARTICLE 11

To see if the Town will vote to transfer the sum of \$2,070,000 from Water Enterprise Fund Retained Earnings to be expended by the Town Manager for various purposes; or take any action relative thereto.

Ford F-150	30,000
6-Wheel Dump Truck with plow package	115,000
Hydrant Replacement/Install	125,000
Water Tank Upgrades	1,800,000
Total	2,070,000

Town Manager

Executive Summary: This article allows the Town to utilize funds from Water Retained Earnings for Capital Equipment and Improvements.

ARTICLE 12

To see if the Town will vote to appropriate the sum of \$1,800,000 to be expended by the Town Manager for the cost of inspection, upgrading, improvements and cleaning of the Astle Street Water Tank, and including the payment of all costs incidental and related thereto and to determine whether such amount should be raised by taxation, by transfer from available funds, by borrowing or by any combination of the foregoing, and, if by borrowing, the Town Treasurer, with the approval of the Selectmen, is hereby authorized to borrow said sum under and pursuant to Chapter 44 Section 8(4) of the Massachusetts General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefore; or take any action relative thereto. Any premium received by the Town upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

Motion: That the Town hereby appropriates the sum of \$1,800,000, for the cost of inspection, upgrading, improvements and cleaning of the Astle Street Water Tank, and for the payment of all costs incidental and related thereto, and that to meet this appropriation the Town Treasurer, with the approval of the Selectmen, is hereby authorized to borrow said sum under and pursuant to Chapter 44 Section 8(4) of the Massachusetts General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefore. Any premium received by the Town upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

Town Manager

Executive Summary: This article authorizes the Town to borrow funds for the cost inspection, upgrading, improvements and cleaning of the Astle Street Water Tank.

ARTICLE 13

To see if the Town will vote to transfer from Bond Premiums the sum of \$44,833 to reduce Town Exempt Debt Principal; or take any action relative thereto.

Town Manager

Executive Summary: This article transfers funds available from Bond Premiums to reduce the amount of Exempt Debt Service Principal.

ARTICLE 14

To see if the Town will vote to appropriate the sum of \$30,000 from the Community Preservation Fund Undesignated Reserve for the purpose of purchasing and installing new benches for the Town Common pursuant to Massachusetts General Laws, Chapter 44B or any other enabling authority, said funds to be expended under the direction of the Community Preservation Committee; or to take any other action thereto.

Community Preservation Committee

Executive Summary: This funding will allow for the purchase of new benches for the Town Common.

ARTICLE 15

To see if the Town will vote to appropriate the sum of \$157,000 from the Community Preservation Fund Undesignated Reserve for the purpose of purchasing equipment and upgrading and improving the Skate Park at Saunders Recreation Complex on Livingston Street pursuant to Massachusetts General Laws, Chapter 44B or any other enabling authority, said funds to be expended under the direction of the Community Preservation Committee; or to take any other action thereto.

Community Preservation Committee

Executive Summary: This funding will allow for the improvements to the Skate Park at Saunders Recreation Complex on Livingston Street.

ARTICLE 16

To see if the Town will vote to appropriate the sum of \$35,000 from the Community Preservation Fund Undesignated Reserve for the purpose of purchasing and installing bleachers at the football field located at Saunders Recreation Complex on Livingston Street pursuant to Massachusetts General Laws, Chapter 44B or any other enabling authority, said funds to be expended under the direction of the Community Preservation Committee; or to take any other action thereto.

Community Preservation Committee

Executive Summary: This funding will allow for new bleachers at the football field at Saunders Recreation Complex on Livingston Street.

ARTICLE 17

To see if the Town will vote to transfer the sum of \$25,000 to be expended by the Town Manager from Overlay Surplus to fund a Senior Tax Relief Work Program and a Veterans Tax Relief Work Program; or take any action relative thereto.

Town Manager

Executive Summary: This article allows the Town to utilize funds considered surplus from Assessors Overlay Reserve to fund a Senior Tax Relief Work Program/Veterans Tax Relief Work Program that allows eligible Senior Citizens/Veterans of the Town to work for Town and School offices and receive a reduction in their property tax bill.

ARTICLE 18

To see if the Town will vote to approve the FY 2023 Affordable Housing Trust Fund Allocation Plan as follows:

ALLOCATION PLAN	for FY2023
Starting Balance:	\$5,315,555
Total Available Funds FY23	\$5,315,555
Expenses	
Creation of New Units/ Buy down of Existing Units	\$5,315,555
Total Projected Expenses for FY23	\$5,315,555

Town Manager

Executive Summary: According to Chapter 105 of the Acts of 2003, the Tewksbury Affordable Housing Trust Fund is to have an allocation submitted to and approved at the Annual Town Meeting. The FY2023 allocation plan meets the expenditure requirements of the Special Act.

ARTICLE 19

To see if the Town will vote to appropriate or reserve from the Community Preservation Fund annual revenues in the amounts recommended by the Community Preservation Committee for committee administrative expenses, community preservation projects and other expenses in Fiscal Year 2023, with each item to be considered a separate appropriation:

Appropriations:

Administrative Costs	\$65,666
----------------------	----------

Reserves:

Open Space	\$131,332
Community Housing	\$131,332
Historic Preservation	-----
FY2023 Budgeted Reserve	\$984,994

Or take any other action related thereto.

Community Preservation Committee

Executive Summary: Massachusetts General Law, Chapter 44B requires that the Town appropriate for spending, or reserve for future spending, from the fund balance at least 10% for open space, 10% for historic preservation, and 10% for community housing. FY2023 Historic 10% Reserve will be achieved with the Town Hall Rehabilitation Bond payment. The total CPA Estimated FY23 revenue is \$1,313,326.

ARTICLE 20

To see if the Town will vote to authorize the Board of Selectmen to file with the Great and General Court of the Commonwealth of Massachusetts a Home Rule Petition to allow the Town to increase the exemption amount under MGL Ch59 Section 5, Clause 17D from the sum of one hundred and seventy-five dollars, to the sum of five hundred dollar and change the age of seventy to sixty-five who has owned and occupied as a domicile and allow the town to increase the whole estate, real and personal, of such spouse, person or minor does not exceed in value from the sum of forty thousand dollars to fifty-five thousand dollars. Further the Town will be allowed to increase both the exemption amount and the whole estate, real and personal, of such spouse, person, or minor by a percent not to exceed 5% as determined by the Board of Selectmen.

Further, to authorize the General Court to make changes of form only to this Home Rule Petition unless the Board of Selectmen authorizes any changes that are within the scope, intent, and public purposes of this Home Rule Petition, and to authorize the Board to approve such changes.

Board of Selectmen

Executive Summary: This article seeks a Home Rule Petition to allow the Town to increase the exemption for eligible Seniors under M.G.L. c. 59 § 5 Clause 17D from \$175 to \$500.

ARTICLE 21

To see if the Town will vote to authorize the Board of Selectmen to file with the Great and General Court of the Commonwealth of Massachusetts a Home Rule Petition to allow the Town to increase the exemption amount under MGL Ch59 Section 5, Clause 22 from the sum of \$400 to \$600. Further the Town will be allowed to increase the exemption amount by a percent not to exceed 5% as determined by the Board of Selectmen.

Further, to authorize the General Court to make changes of form only to this Home Rule Petition unless the Board of Selectmen authorizes any changes that are within the scope, intent, and public purposes of this Home Rule Petition, and to authorize the Board to approve such changes.

Board of Selectmen

Executive Summary: This article seeks a Home Rule Petition to allow the Town will increase the exemption for eligible Veterans under M.G.L. c. 59 § 5 Clause 22 from \$400 to \$600.

ARTICLE 22

To see if the Town will vote to authorize the Board of Selectmen to accept an easement from MDR Construction Company, Inc. The easement is shown on a plan entitled "Easement Plan" prepared by Civil Design Consultants, Inc., dated October 28, 2021; or take any action relative thereto. The plan is recorded with the Middlesex North District Registry of Deeds in Plan Book 249, Plan 97, and can be viewed at the Town Clerk's Office, Town Hall, 1009 Main Street, Tewksbury, MA 01876.

Town Manager

Executive Summary: The purpose of this article is to allow for the Board of Selectmen to accept a new sewer easement at 935 Main Street. The cost of relocating the sewer main at this location is the responsibility of the grantee.

ARTICLE 23

To see if the Town will vote to terminate an existing easement over, under, across, and through a portion of land located at 935 Main Street, Tewksbury, Middlesex County, Massachusetts, having been created by an Order of Taking - Sewer Easement dated December 14, 2006, and recorded in the Middlesex North District Registry of Deeds in Book 20836, Page 153 and being shown on the Plan of Land entitled "Utility Easement Plan of Land, Phase 8 Contract 28, Main Street, Tewksbury, MA, Prepared for: Camp, Dresser & McKee, Inc., Date: July 6, 2006" (the "Plan"), recorded with said Registry of Deeds in Plan Book 222, Plan 123, hereby terminates the referenced sewer easement and releases unto MDR Construction Co., Inc., a Massachusetts corporation having an address of 1693 Shawsheen Street, Tewksbury, MA 01876, the current fee owner of the affected property, and to those claiming by, through or under it as their interests may appear of record, for consideration, all existing rights created in instrument recorded at Book 20836, Page 153.

Town Manager

Executive Summary: This terminated easement is being replaced by a new easement and relocation of the sanitary sewer main at 935 Main Street.

ARTICLE 24

To see if the Town will vote to amend the Town's General Bylaws by adding a new section 8.24.40 Overnight Parking in Public Way of Recreational Vehicles. All Recreational Vehicles are prohibited from being parked on public roadways. Recreational Vehicles include trailers, recreational vehicles (RV), boats, all terrain cycles and other vehicles that are not used for every day commuting but for recreational purposes all year round. Tewksbury Police will be authorized to have said vehicles removed from public roadways, after one warning of violation of said bylaw within 24 hours.

Laura Caplan

Executive Summary: The purpose of this article is to increase safety on our public roadways and removal of any vehicle that is being stored on the public roadways. It is for all citizens to be able to enjoy walking, cycling or commuting equally and safely together without visible obstacles and concerns involved.

ARTICLE 3

ANY ARTICLES VOTED TO BE REMOVED FROM THE CONSENT CALENDAR SHALL BE RESTORED TO ITS ORIGINAL NUMBERED PLACE IN THE WARRANT.

ARTICLE 3-25

ARTICLE 3-26

ARTICLE 3-27

ARTICLE 3-28

SECTION 3

Article 29	Zoning Bylaw	Entire By-Law Replacement
Article 30	Zoning Bylaw Map	Update Town Zoning Map
Article 31	Zoning Bylaw	Citizens Petition

ARTICLE 29

To see if the Town will vote to amend the Zoning Bylaw by replacing the current bylaw on file with the Town Clerk's Office dated January 2020 with the Zoning Bylaw and Appendix A as follows:

1. Reorganizing, repositioning, recaptioning and renumbering portions of the Zoning Bylaw to enhance accessibility and adaptability;
2. Updating and clarifying the purpose and authority of the Zoning Bylaw to clearly state the Town's legal and factual premises for zoning regulations;
3. Improving definitions to more clearly describe zoning districts, uses, and requirements;
4. Providing consistency with present State law;
5. Eliminating redundant or unnecessary provisions; making amendments such as correcting spelling and typographical errors, and eliminating or updating outdated statutory references;
6. Revising, reorganizing and clarifying Zoning Bylaw administrative provisions;
7. Reducing number of overlay districts;
8. Strengthening design guidelines in the Town Center District;
9. Adding new definitions;
10. Adding site plan review;
11. Adding request for reasonable accommodations;
12. Adding recreational marijuana establishments (excluding retail);
13. Mandating 15% affordable housing in multifamily developments;
14. Capping multifamily developments to 7 units per acre except in the Town Center and Mixed Use Business District; and
15. Updating the sign section of the bylaw.

and by taking the following actions:

1. Deleting in their entirety the following provisions and all their subparts of the existing Zoning Bylaw:

Section 1000. Purpose and Authority;
Section 2000. Districts;
Section 3000. Use Regulations;
Section 4000. Dimensional Regulations;
Section 5000. General Regulations;
Section 6000. Special Regulations;
Section 7000. Special Residential Regulations;
Section 8000. Overlay Districts;
Section 9000. Administration and Procedures;
Section 10000. Definitions;

- Appendix A. Table of Use Regulations;
- Appendix B. Table of Dimensional Requirements
- Appendix C. Table of Parking Requirements.

2. Substituting the following provisions and their subparts in the zoning article submitted by the Zoning Bylaw Committee on file in the office of the Town Clerk and the Department of Planning and Community Development:

- Section 1 Purpose and Authority;
- Section 2 Definitions;
- Section 3 Administration and Enforcement;
- Section 4 Establishment of Districts;
- Section 5 District Regulations;
- Section 6 Site Development Standards;
- Section 7 Special Use Regulations;
- Section 8 Other Development Regulations;
- Appendix A Table of Uses.

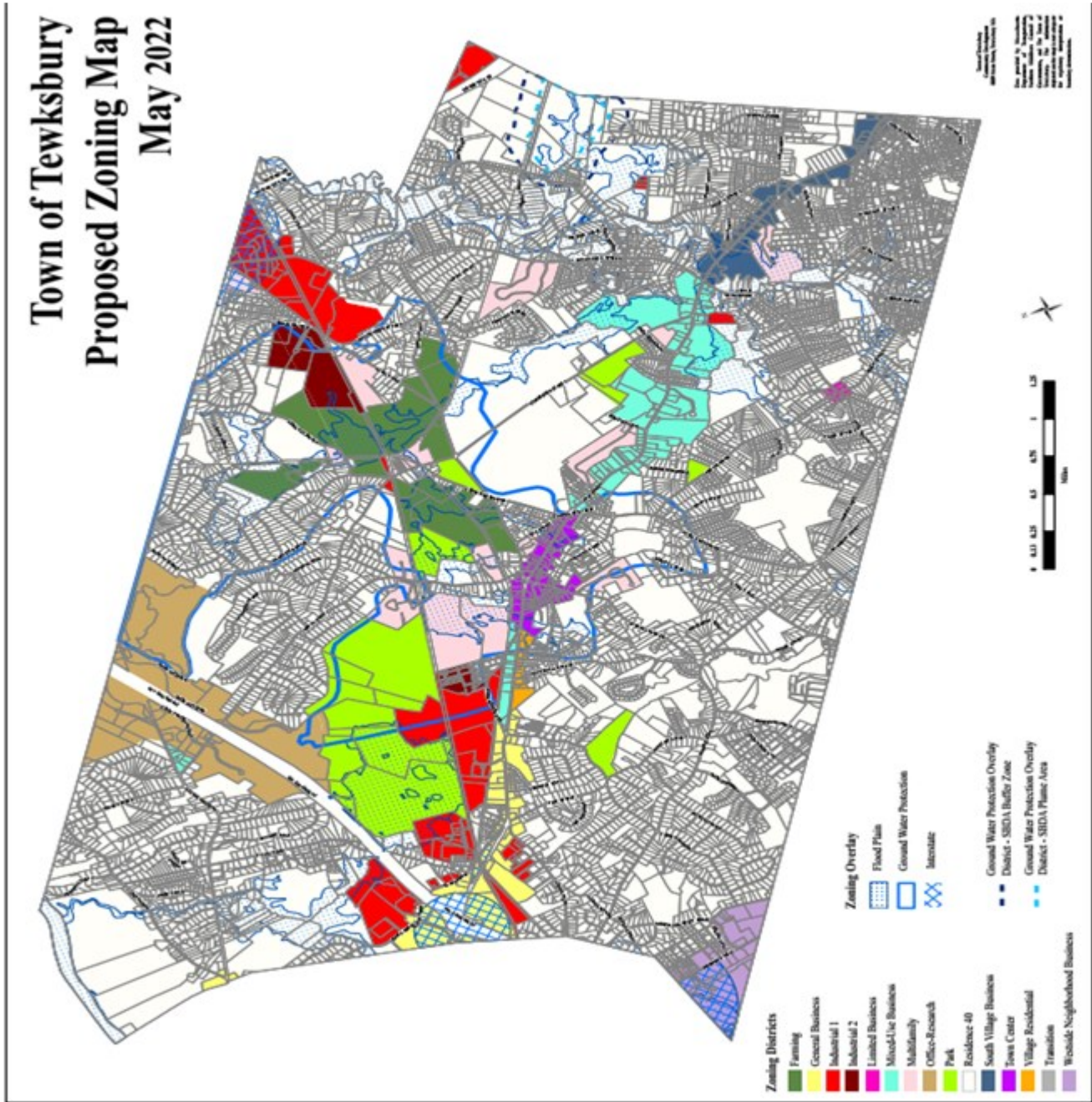
or take any action relative thereto.

Zoning Bylaw Committee

Executive Summary: This Article will recodify, and therefore amend the Zoning Bylaw to make the Bylaw easier for users to navigate, simplify and update its language, and provide a better structure for predictability and flexibility in both the interests of current use and future adaptability. This article is a complete rewrite of the Tewksbury Zoning Bylaw following a 5-year process by the Committee over the course of 40 plus public meetings and 7 public presentations with the assistance of land use planning, land use legal, and design consultants.

ARTICLE 30

To see if the Town will vote to replace the existing Zoning Map dated October 2021 with the proposed zoning map on file with the Town Clerk's Office as depicted below or take any action relative thereto.



Zoning Bylaw Committee

Executive Summary: This article is the companion to the new Zoning Bylaw. The map shown above aligns the districts in the zoning bylaw to their physical locations in Town. Large scale versions of the map are online and available for viewing at the Town Clerk's Office, Community Development Office, Library, and Senior Center.

ARTICLE 31

To see if the Town will vote to amend the Tewksbury Zoning Bylaw by taking the following action:

Change the Town of Tewksbury Zoning Map to change the zoning district classification of the premises located at 108 Maple Street, 118 Maple Street, 55 Memory Lane as well as fee interest in Memory Lane and all lots located thereon and being identified on the Assessor's Map as Map 88 Parcels 35, 36 and 25 as well as Map 89 Parcels 36, 37, 38 and 39 as well as the fee interest in the area shown as Memory Lane on a Plan of Land recorded Middlesex North Registry of Deeds Plan Book 144 Plan 135, from Residential (R40) to Multiple Family (MFD)

Andrea Jeffrey

Executive Summary: The purpose of the Warrant Article is to change the zoning district classification for the property described in the warrant article from Residential (R40) to Multiple Family to allow Multi family development of the site. Such development will allow for the development of much needed housing within the Town.
